

ITEM 7-A

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: March 3, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Laura Ajello, Planner I
510.747.6870
laajello@ci.alameda.ca.us

APPLICATION: **Certificate of Approval – PLN11-0014 – Joanna Bianchi – 1612 Clinton Avenue.** The applicant is requesting a Certificate of Approval for demolition of more than thirty percent (30%) of the value of a single-family residence built in 1892.

ZONING DISTRICT: R-1, One Family Residence District

GENERAL PLAN: Low Density Residential

EXECUTIVE SUMMARY

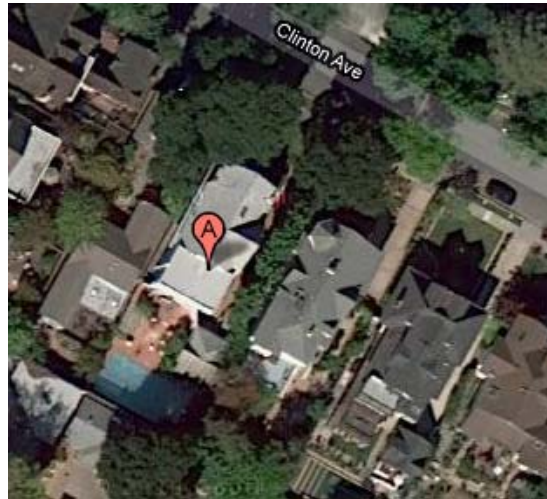
The applicant is requesting a Certificate of Approval for the demolition of more than thirty percent (30%) of the value of a single-family residence built before 1942 in order to replace portions of the home damaged by fire and expand the living space by 938 square feet. Those portions of the residence being demolished include a fire damaged mid-century rear addition, interior walls, window replacement, and portions of the east and west elevation exterior walls and roof to accommodate a remodel and additions.

The fire-damaged 1950's 2-story rear addition will be replaced with a larger 2-story addition that will match the existing architectural style of the home. Additional changes include conversion of the attic to habitable space, construction of a west side gable and dormer window, a new rear deck, removal and replacement of an existing (east side) bay window, and a new entry door and landing facing the driveway. The footprint of the building will increase by approximately 105 sq. ft.; all windows and doors will be replaced with wood-framed windows and French doors.

BACKGROUND

The site is developed with a Dutch Colonial, single-family residence constructed in 1892. This property is not listed on the Historic Building Study List. Building permit records indicate that unspecified alterations (likely the rear addition) at a cost of \$2,000 were made in 1953 and swimming pool and cabana were added in 1958.

A fire occurred at the home in August 2010 and made it uninhabitable.¹ The Building Department conducted a fire damage inspection on October 27, 2010 (B10-1782). An over-the-counter building permit was issued December 1, 2010 to begin demolition of fire-damaged elements (CB10-0907). A design review application was made on January 19, 2011 and referred to the Building Official.



Aerial View of Subject Property

The Building Official has reviewed the project plans and determined that a Certificate of Approval is required because it involves the demolition of more than 30% of the structure's value.

STAFF ANALYSIS

Staff supports the design elements of the project because they reflect the original Dutch Colonial style of the home and conform to the Guide to Residential Design. The rear addition, new gable, new dormer and bay windows are appropriate and properly detailed. Materials and exterior trim, such as wood shingle siding, wood windows and French doors, are consistent with the originals. The additions and renovations have been designed to appear as if it has always been there, which is consistent with the recommendations of the Guide to Residential Design.

According to available resources, the original owner was Charles B. Wheaton, (Secretary, Pacific Coast Oil Company, San Francisco); the architect is listed as J.C. and E.A. Mathews, and the builder was Herbert E. Jones.² Jones is also listed as the builder of a church at 1516 Grand Avenue. An Internet search turned up nothing of note.

¹ *Mother And Child Escape House Fire In Alameda*. KTVU News. February 16, 2011. <http://www.ktvu.com/news/24736238/detail.html>

² Gunn, George C. *Documentation of Victorian and Post Victorian Residential and Commercial Buildings, City of Alameda 1854-1904*. 1988. Print. Page 51.



Existing and proposed rear elevations

FINDINGS

The demolition constitutes more than thirty percent of the total value of the house, which requires a Certificate of Approval for Demolition by the Historical Advisory Board. Staff suggests the following findings in support of the Certificate of Approval:

1. The structure be demolished does not represent the work of a master or possess high artistic values. Staff determined that the original structure is attributed to architects J.C. and E.A. Mathews, builder Herbert E. Jones and original owner Charles B. Wheaton. Review of City resources and Internet sources indicates that this structure was not the work of a master.
2. There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history. The building is not listed on the Historical Building Study List. Review of City records and historic resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.
3. The property is not associated with persons important to local, state or national history. Staff was unable to find any records that define the property as containing historical and cultural merit (also see findings 1 & 2 above).

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities – Demolition of single-family dwellings which do not have historical significance.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal on February 11, 2011. Notices were mailed on February 10, 2011 to residents and property owners within 300 feet of the project location, the appellants, and interested parties who have requested to be notified of upcoming hearings for historic structures. Staff has not received any public comments on this project as of February 23, 2011.

RECOMMENDATION

Find the proposed project exempt from CEQA and adopt the attached Resolution approving the Certificate of Approval to demolish more than 30% of a residential structure built before 1942.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

LAURA AJELLO
PLANNER I

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Draft Resolution
2. Applicant's Supplemental Application Information
3. Preliminary Project Plans